

CodeNEXT Advisory Group

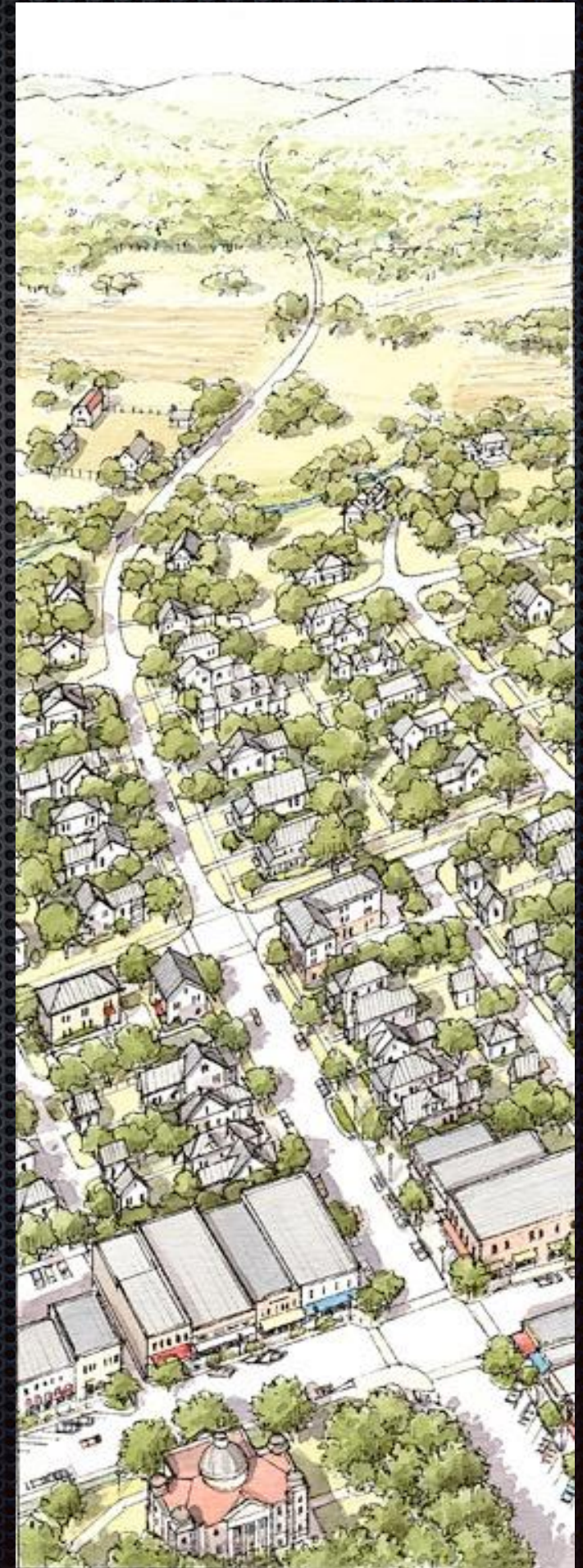
The Transect Matrix



The Transect

The Transect: A model based on nature.

Rural-----> Urban



T1 Natural Zones

T-1 Natural Zone consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.

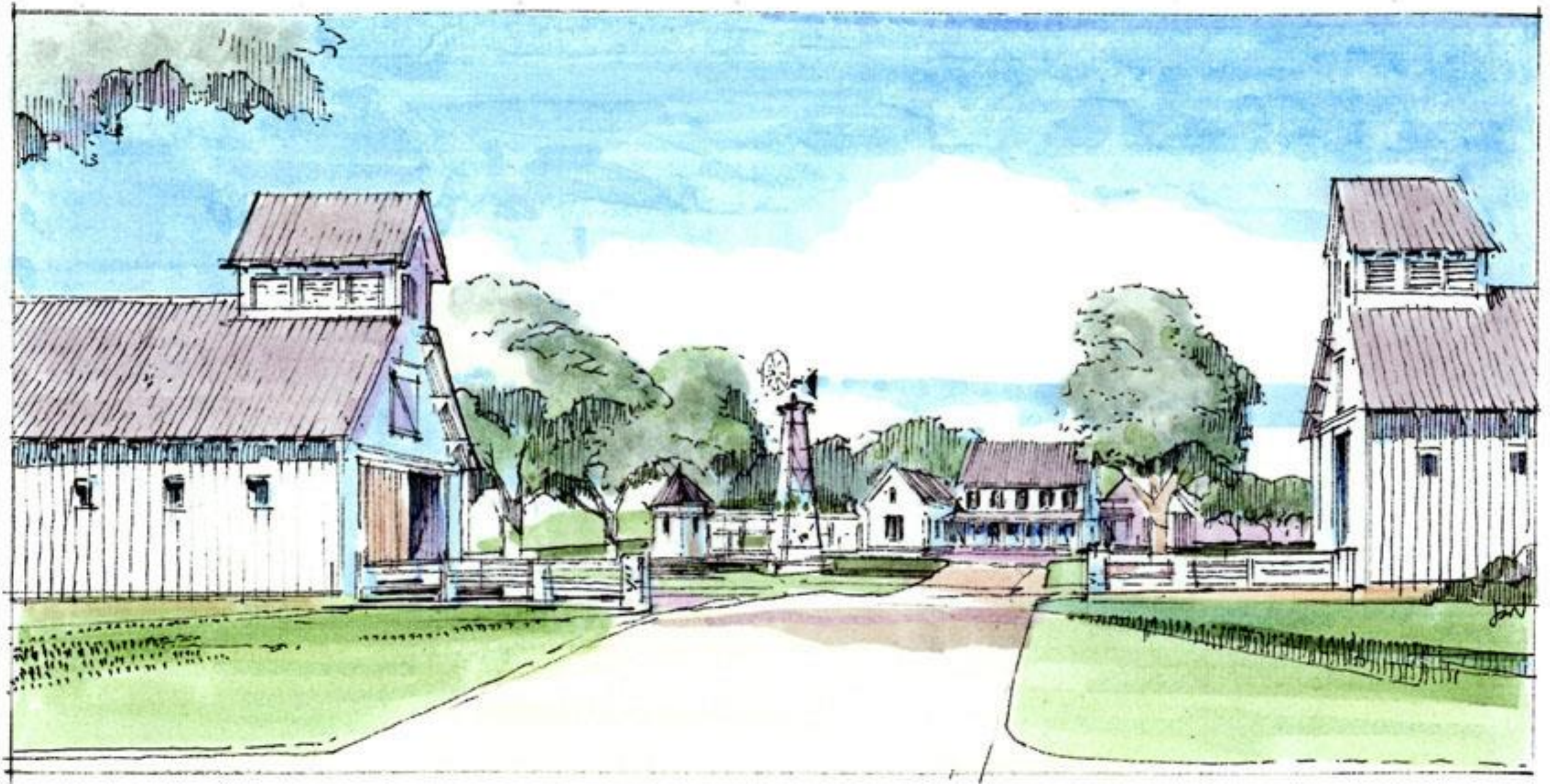
T1 Natural Zones



T2 Rural Zone

T-2 Rural Zone consists of sparsely settled lands in open or cultivated states. These include woodland, agricultural land, grassland, and hill country. Typical buildings are farmhouses, agricultural buildings, cabins, and villas

T2 Rural Zone



T3 Sub-Urban Zone

T-3 Sub-Urban Zone consists of low density walkable residential areas, adjacent to higher zones that have some mixed use. Home occupations and outbuildings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and thoroughfares irregular to accommodate natural conditions, but designed for slow movement.

T3 Sub-Urban Zone



T3 Sub-Urban Zone



T3 Sub-Urban Zone



T3 Neighborhood (T3N)

I703-2.50 T3 Neighborhood (T3N)



A. Intent

To protect the integrity of existing, small-to-medium lot detached homes and reinforce their role within walkable neighborhoods and to allow new neighborhoods with this component. The following are generally appropriate form elements in this zone:

Detached
Narrow-to-Medium Lot Width
Small-to-Medium Footprint
Medium-to-Large Front Setback
Medium-to-Large Side Setback
Up to 2½ Stories
Elevated Ground Floor
Primarily with Stoops and Porches

B. Sub-zone(s)

n/a

General note: The drawing above is intended to provide a brief overview of this transect zone and is illustrative only.

T4 General Urban

T-4 General Urban Zone consists of a mixed use but primarily residential urban fabric. It may have a wide range of building types: single, sideyard, and rowhouses. Setbacks and landscaping are variable. Streets with curbs and sidewalks and medium-sized blocks.

T4 General Urban



T4 General Urban



T4 Neighborhood Medium Footprint (T4N.MF)

I703-2.60 T4 Neighborhood Medium Footprint (T4N.MF)



A. Intent

To provide variety of housing choices, in medium footprint, medium-density building types, which reinforce the walkable nature of the neighborhood, support neighborhood-serving commercial adjacent to this Zone, and support public transportation alternatives. The following are generally appropriate form elements in this Zone:

Detached
 Medium-to-Large Lot Width
 Medium Footprint
 Medium-to-Large Front Setback
 Small-to-Medium Side Setbacks
 Up to 2½ Stories
 Elevated Ground Floor
 Primarily with Stoops and Porches

B. Sub-Zone(s)

T4N.MF-Open Zone (T4N.MF-O)

The open sub-zone provides the same building form but allows for a more diverse mix of uses.

General note: The drawing above is intended to provide a brief overview of this Transect Zone and is illustrative only.

T5 Urban Center Zone

T-5 Urban Center Zone consists of higher density mixed use buildings that accommodate retail, offices, rowhouses and apartments. It has a tight network of streets, with wide sidewalks, regularly spaced street tree plantings and buildings set close to the sidewalks.

T5 Urban Center Zone



T5 Urban Center Zone



T5 Main Street (T5MS)

1703-2.80 T5 Main Street (T5MS)



A. Intent

To provide a focal point for neighborhoods that accommodates neighborhood serving retail, service, and residential uses in compact, walkable urban form. The following are generally appropriate form elements in this zone:

Attached
 Small-to-Medium Footprint
 Simple Wall Plane along Street
 Building at the ROW
 Small to No Side Setbacks
 Up to 5 Stories
 Diverse Mix of Frontages

B. Sub-Zone(s)

T5MS-Open Zone (T5MS-O)

The open sub-zone provides the same building form but allows for a more diverse mix of uses on the ground floor, including residential, thus enabling the retail and service area to mature over time.

General note: The drawing above is intended to provide a brief overview of this transect zone and is illustrative only.

T6 Urban Core Zone

T6 Urban Core Zone consists of the highest density and height, with the greatest variety of uses, and civic buildings of regional importance. It may have larger blocks; streets have steady street tree planting and buildings set close to the wide sidewalks.

T6 Urban Core Zone



T6 Core (T6C)

1703-2.120 T6 Core (T6C)



A. Intent

To reinforce and enhance the downtown city core and to enable it to evolve into a complete neighborhood that provides local and regional service, retail, entertainment, civic, and public uses, as well as a variety of urban housing choices. This zone can also be used around transit nodes. The following are generally appropriate form elements in this zone:

Attached
 Medium-to-Large Footprint
 Simple Wall Plane along Street
 Building at ROW
 No Side Setbacks
 4 Stories or More
 Diverse Mix of Frontages
 Primarily Shopfronts

B. Sub-Zone(s)

T6C-Open Zone (T6C-O)

The open sub-zone provides the same building form but allows for a more diverse mix of uses.

General note: The drawing above is intended to provide a brief overview of this transect zone and is illustrative only.

Summary of Post-It Note Comments on Transect Matrix Boards

Setbacks

- Too small, limit potential on small sites
- Right size, allows for stormwater less impervious cover
- Defer to neighborhood plans

- Relate to topography

Density in central Austin neighborhoods

- No zones below T4
- Allow tri/quadplexes in all central neighborhoods

Summary of Post-It Note Comments on Transect Matrix Boards

- More opportunities for rowhouses

Stormwater Management

- Allow smaller lots
 - Allow rowhouses in T3
 - Allow in T4NM
 - Keep minimum lot size at 5,750, esp. in flood zones
 - Impervious Cover/
- Need more pervious ground to handle flooding
 - Allow exceptions to IC requirement if 100% of stormwater is handled on site

Summary of Post-It Note Comments on Transect Matrix Boards

- Impervious Cover Continued
- Eliminate IC requirements, focus instead on runoff and water quality
- Encourage creative on-site solutions for stormwater management
- Height for compatibility
- Current proposed zones don't allow enough density
- How will city implement mapping?

Summary of Post-It Note Comments on Transect Matrix Boards

- Parking
 - Car sharing spaces?
 - Bicycle spaces
 - Need more car parking/Need less car parking
 - Remove minimums, introduce maximums
- Remove minimums, allow market to decide
 - Put parking in rear
 - Accommodate needs of families